



**STONEHENGE**

LTD. SAUDI

شركة ستونهنج المحدودة



COMPANY PROFILE

**BUILDING FOR  
THE FUTURE.**



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شركة ستونهنج المحدودة

رؤية  
**2030**  
المملكة العربية السعودية  
KINGDOM OF SAUDI ARABIA



**وزارة الاستثمار**  
Ministry of Investment

COMPANY NAME:	STONEHENGE LIMITED (شركة ستونهنج المحدودة)
INVESTMENT COMPANY ID:	60115787
LICENSE NUMBER:	102064502223828
LICENSE TYPE:	SERVICES INVESTMENT LICENSE
SHAREHOLDER NAME:	STONEHENGE CONSTRUCTION PTY LTD
SHAREHOLDER ID:	60115788100
PERCENTAGE:	100
NATIONALITY:	AUSTRALIA - FOREIGN ENTITY
CAPITAL:	1000000
LICENSE ISSUE DATE:	31/08/2023



**وزارة التجارة**  
Ministry of Commerce

COMPANY NAME:	شركة ستونهنج المحدودة (STONEHENGE LIMITED)
COMMERCIAL REGISTRATION NUM:	1010938003
COMPANY UNIFIED NUM:	7037002628
COMPANY TYPE:	LIMITED LIABILITY COMPANY
COMPANY OWNERSHIP:	FOREIGN
ACTIVITIES:	
	410010   الإنشاءات العامة للمباني السكنية
	410021   الإنشاءات العامة للمباني غير السكنية مثل المدارس والمستشفيات والفنادق الخ
	410022   إنشاء المطارات ومرافقها
	410023   الإنشاءات العامة للمباني الحكومية
	410030   إنشاءات المباني الجاهزة في المواقع
	620113   تقنيات الذكاء الاصطناعي
	721002   البحث والتطوير في مجال الهندسة والتكنولوجيا



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# EXECUTIVE SUMMARY

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**Stonehenge KSA's** strategic growth is underpinned by a strong balance sheet and extensive in-house capabilities, guided by a team of respected industry leaders.



**Stonehenge** is a company group with global reach who tailor construction solutions to provide clients with certainty and confidence in the building sectors in which we operate.

Our people operate seamlessly and innovatively in creating safe workplaces whilst applying our solutions focused approach to delivering desired outcomes.

**Stonehenge** comprises of five core operational areas – engineering services, formwork systems equipment hire, formwork systems construction, infrastructure works and our design and build division.

Together, the Group's in-house capabilities provide our clients with considerable advantages in design, cost, and delivery timeframes, and this is our strength and our difference. We work closely with our clients, and our specialist in-house divisions, to tailor solutions that bring each project's vision to life.

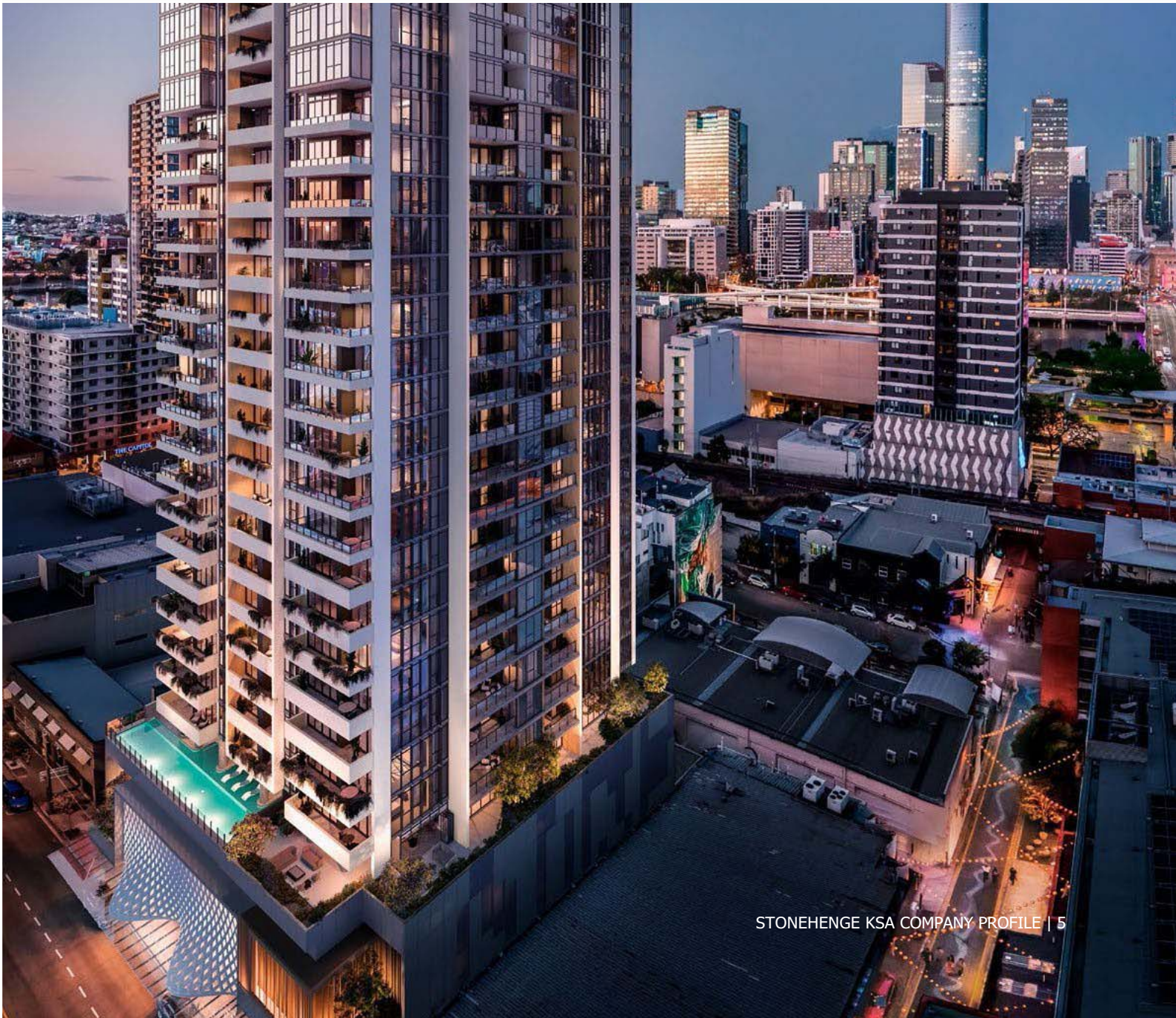
The diversified nature of our group – by project, sector, service, and geographic location – is by design. This approach gives us a full view of the market and enables the business to grow sustainably, with complementary operations and income streams, and a stable project pipeline.

“Our Point of Difference is in the way our teams analyse each project individually to determine what methodology and technology is most suited to optimise time and cost construction efficiencies. This approach is unique in the industry and only possible through the seamless coordination between our integrated divisions with the Group. By building value and relationships, we are building for the future.”

AKIN TOWER

LOCATION: SOUTH BRISBANE, QLD

COMPLETION: 2025





# OUR OPERATIONS

**Stonehenge KSA's** core operational divisions deliver integrated design, construction and structures contracting services, supported by our in-house engineering business.

STONEHENGE OPERATIONS

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# Stonehenge KSA's construction and engineering divisions provide expert analysis and advisory services across the company contracting arms.

These specialist services enable us to provide clients with a full engineering analysis of:

- PRELIMINARY DESIGNS, FROM STRUCTURE RATIONALISATION TO FULL REDESIGN;
- FORMWORK SYSTEMS;
- SCREEN AND JUMP FORM PROPOSALS;
- CRANES AND HOISTS;
- STAGING PLANS; AND
- DETAILED STRUCTURE PROGRAMMING, WITH A STRONG FOCUS ON CYCLE EFFICIENCIES AND TIME CERTAINTY.

This in-house capability provides considerable advantages in design, cost, and delivery timeframes and seamless collaboration integration with project teams.



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## BUILDING & CONSTRUCTION

Our senior leadership and project teams possess extensive experience across the entire development spectrum, from complex major infrastructure projects to residential, hotel, commercial, retail, health, and industrial projects. Their passion for the industry is reflected in their solutions-focused approach to client service – listening and collaborating with all project partners to provide a construction experience that delivers on each client’s vision.

**Stonehenge KSA’s** divisions work seamlessly together to deliver centralised procurement and design coordination. This holistic approach enables us to proactively and competitively assess multiple design solutions, and client-driven design changes, as part of one continuous, integrated process.

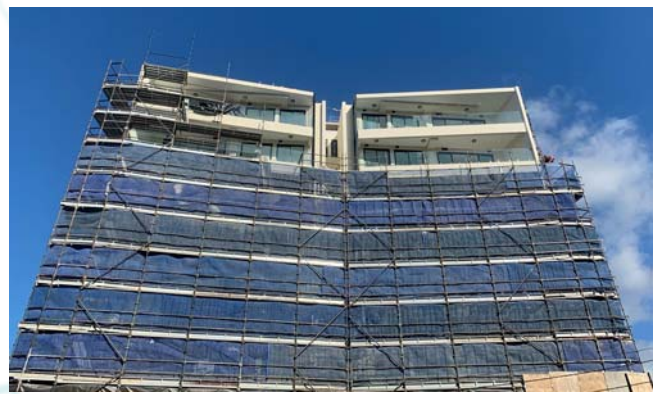
Safety, above all else, is our absolute priority and our systems and processes reflect our commitment to ensuring the wellbeing of our employees, contractors, consultants, and communities.





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**OUR OPERATIONS**





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## ENGINEERING & STRUCTURES

Our engineering and formwork divisions offer a full turn-key solution, including complete concrete structures, traditional formwork systems, prefabricated modules, and custom designed and manufactured full-building wrap systems for any type of project.

In recent years we have supplied and erected millions of square metres of formwork.

Our structures team includes technical design engineers and estimators who analyse construction methodologies and design coordination, examine structure designs to select best-for-project solutions, and provide timely technical and cost advice to achieve early and tangible program benefits.



Integrated Delivery



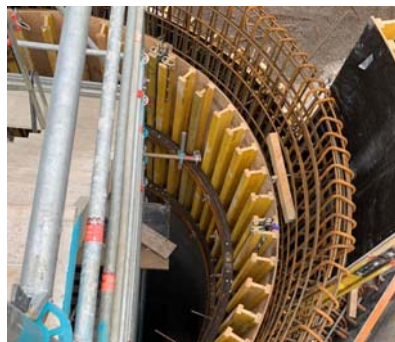
Best for Project Teams



Genuine Collaboration



Safety and Quality





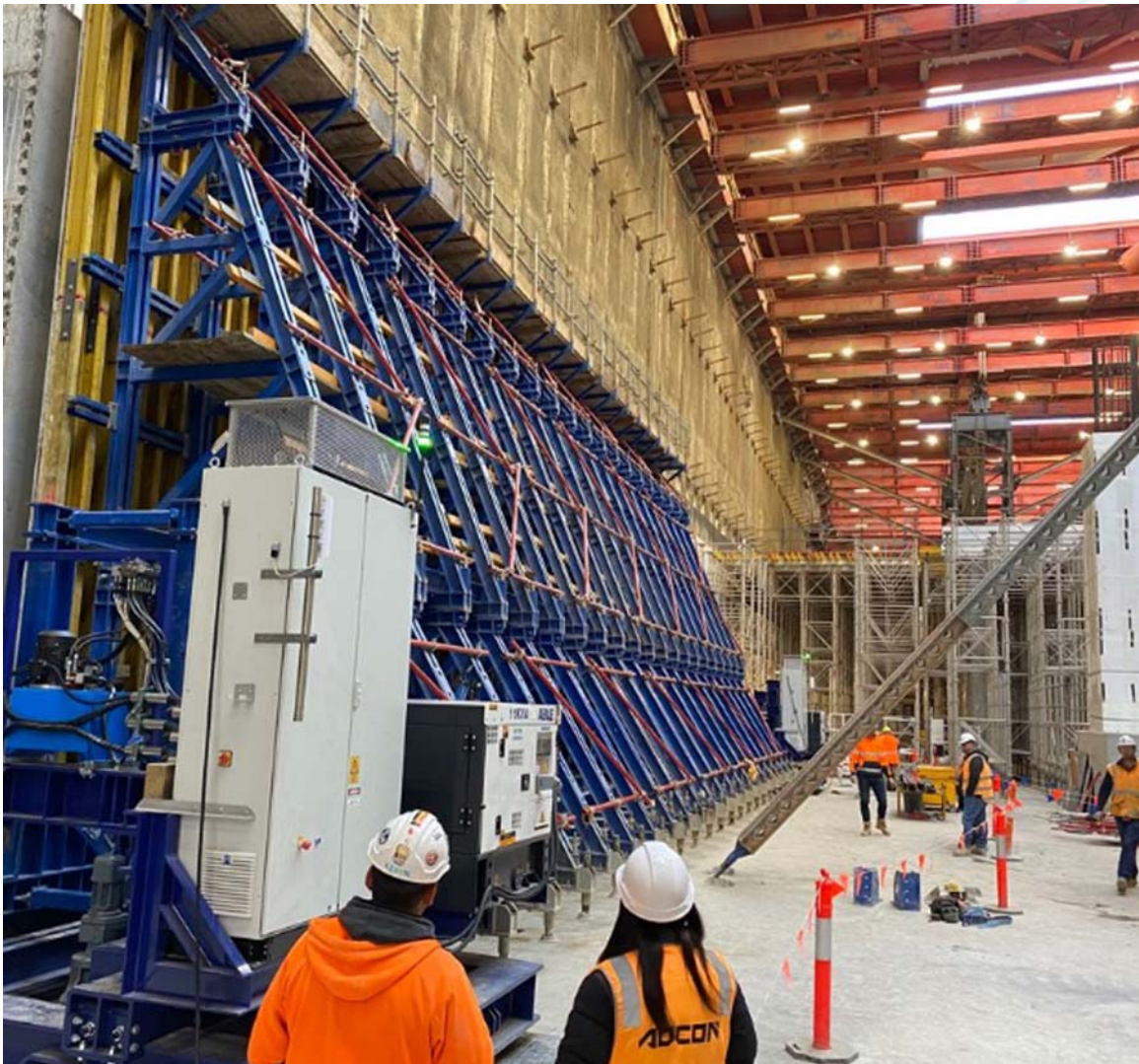
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## EXPERTISE

ENGINEERING  
BUILDING  
INFRASTRUCTURE

Our clients and projects benefit from the expertise of three specialised divisions of **Stonehenge**: SH Engineering has decades of global experience managing the group's commercial, residential and civil engineering requirements; SH Infrastructure delivers large-scale civil projects from stations and bridges to water treatment plants and tunnels; SH Structures understands programme, site requirements and construction methodologies to deliver the most complex jobs in a timely manner.





## PLANNING & DEVELOPMENT

COST-PLANNING  
EARLY CONTRACTOR INVOLVEMENT  
PROGRAMMING

We can form budgets and control costs through the design and procurement processes and the construction phases. We can engage contractors or construction managers early to better manage preliminaries, profit and overheads. And we offer construction programming and planning services to help our clients understand how long a project will take to build and how to get there.





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## END-TO-END SOLUTIONS

GROUP DEVELOPMENTS  
FULL TURNKEY SOLUTIONS

We always engage with consultants, subcontractors and suppliers with a long-term view of delivering end to end solutions for the property and construction market. We can build systems that integrate with your current business process, designed to fulfil manufacturing (in part or whole), billing, training or content management with an affordable and simple turnkey solution that allows business activities to commence.







## STREAMLINED SIMPLICITY

### PROJECT DELIVERY

We can define how the parties involved in your project are related to each other contractually and adapt their roles and responsibilities to meet the project's objectives throughout its progress. By contracting with only one entity, the payment process is simplified and the designer and contractor can work together coherently and shorten the overall project schedule.





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## OUR LEADERSHIP

**Stonehenge KSA**  
is guided by an  
experienced and highly-  
respected leadership  
team, with local and  
international experience  
delivering major projects  
and landmark commercial  
and residential precincts.



INTEGRATED  
DELIVERY



BEST FOR PROJECT  
TEAMS

## STONEHENGE KSA

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### LEADERSHIP

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**DIAA KARAALI**  
GENERAL MANAGER



**DR ELIYAH KARAI**  
CHIEF EXECUTIVE OFFICER

### MANAGEMENT

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**ABDUL KARAALI**  
CHIEF OPERATING OFFICER



**ADAM KARAALI**  
CONSTRUCTION DIRECTOR



**DANNY ADIB**  
GLOBAL EXECUTIVE MANAGER



**GREGORY SNEEDEN**  
HEAD OF MANAGEMENT



**NAD SAMUEL**  
HEAD OF PROCUREMENT



**PETE ZEEMAN**  
HEAD OF CONTRACTS & DEVELOPMENT



**GENUINE  
COLLABORATION**



**SAFETY AND  
QUALITY**



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# OUR PROJECTS

## BRISBANE RESIDENTIAL



AKIN RESIDENCES

## GOLD COAST RESIDENTIAL & MIXED - USE



BROOKE RESIDENCES



THE WAVERLEY RESIDENCES



ALLURE CHEVRON ISLAND

## MELBOURNE RESIDENTIAL



MACAULAY ROAD



Our project pipeline presents a diverse portfolio of premium residential, hotel, retail, mixed-use and commercial developments along Australia's eastern seaboard.

**700** +

WORKFORCE

**\$150M** +

WORK IN HAND

**4** +

STATES + TERRITORIES



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## MACAULAY ROAD

LOCATION: KENSINGTON VIC

SIZE: 11,317M2 GBA

COMPLETED: MARCH 2022

VALUE: \$33 MILLION





393 Macaulay Road is a planned mixed-use, multi-storey residential development of 73 apartments over eight levels.



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## WAVERLEY RESIDENCES

LOCATION: SOUTHPORT QLD

SIZE: 11,880M2 GBA

COMPLETION: EARLY AUGUST 2023

CLIENT: BUSIKON

VALUE: \$27 MILLION



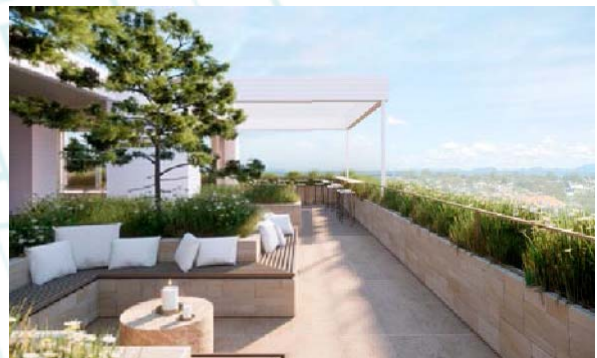
Waverley Residences is a boutique collection of 60 apartments over eight storeys, nestled in a quiet section of Southport.





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OUR PROJECTS





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## NORMANBY ROAD

LOCATION: SOUTHBANK VIC

SIZE: 20,000M2

COMPLETED: MAY 2020

VALUE: \$55 MILLION



202 Normanby Road, Oakwood Hotel, is a 25-storey luxury hotel that reflects the history of the location.



## MASCOT RESIDENCES

LOCATION: MASCOT, NSW  
SIZE: 25,100M2 GBA  
COMPLETED: JAN 2024  
CLIENT: SYDNEY WIDE DEVELOPMENTS  
VALUE: \$37 MILLION



Just across from Mascot Train Station and minutes from Sydney's Kingsford Smith International Airport, an invitation to live your best life. Living at Mascot Residences is like residing within an intuitive and peaceful innercity oasis with a personal all access pass to everything cultured, cutting-edge and exciting right at your door step.



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## AKIN TOWER

LOCATION: BRISBANE QLD

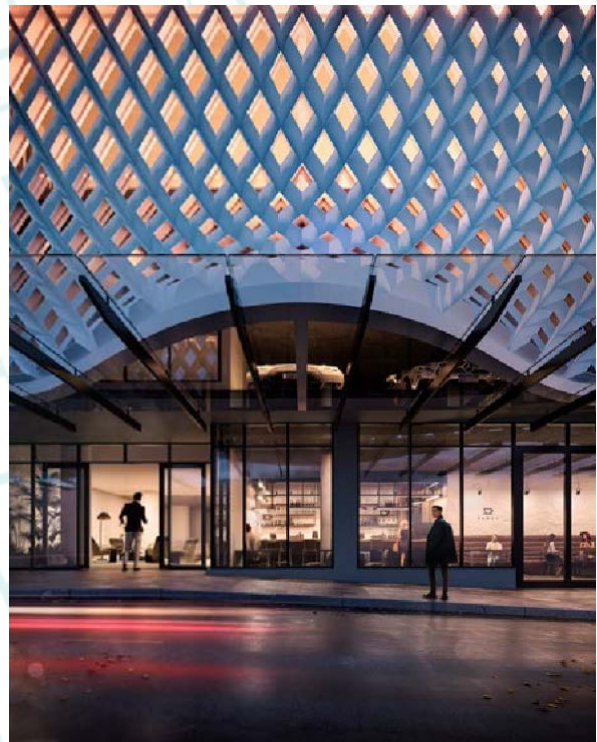
SIZE: 40,180M2 GBA

COMPLETION: JULY 2025

VALUE: \$60-\$80 MILLION



Ascending 30 stories above Brisbane's most sought-after precinct, Akin offers elegantly designed, future forward 1, 2 3, sub penthouse and penthouse residences boasting world-class design with intuitively integrated smart home functionality. In each residence the design team have focused on maximising space and emphasising views to either the river and city or the hinterland. Generous living spaces combined with quality craftsmanship to deliver an ultra-chic urban resort aesthetic.





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## PARKVILLE STATION – INFRASTRUCTURE

LOCATION: MELBOURNE METRO TUNNEL VIC  
SIZE: 33,500M2  
COMPLETION: MID 2022



Parkville Station will be on the doorstep of Victoria's world-renowned education, health and research precinct.

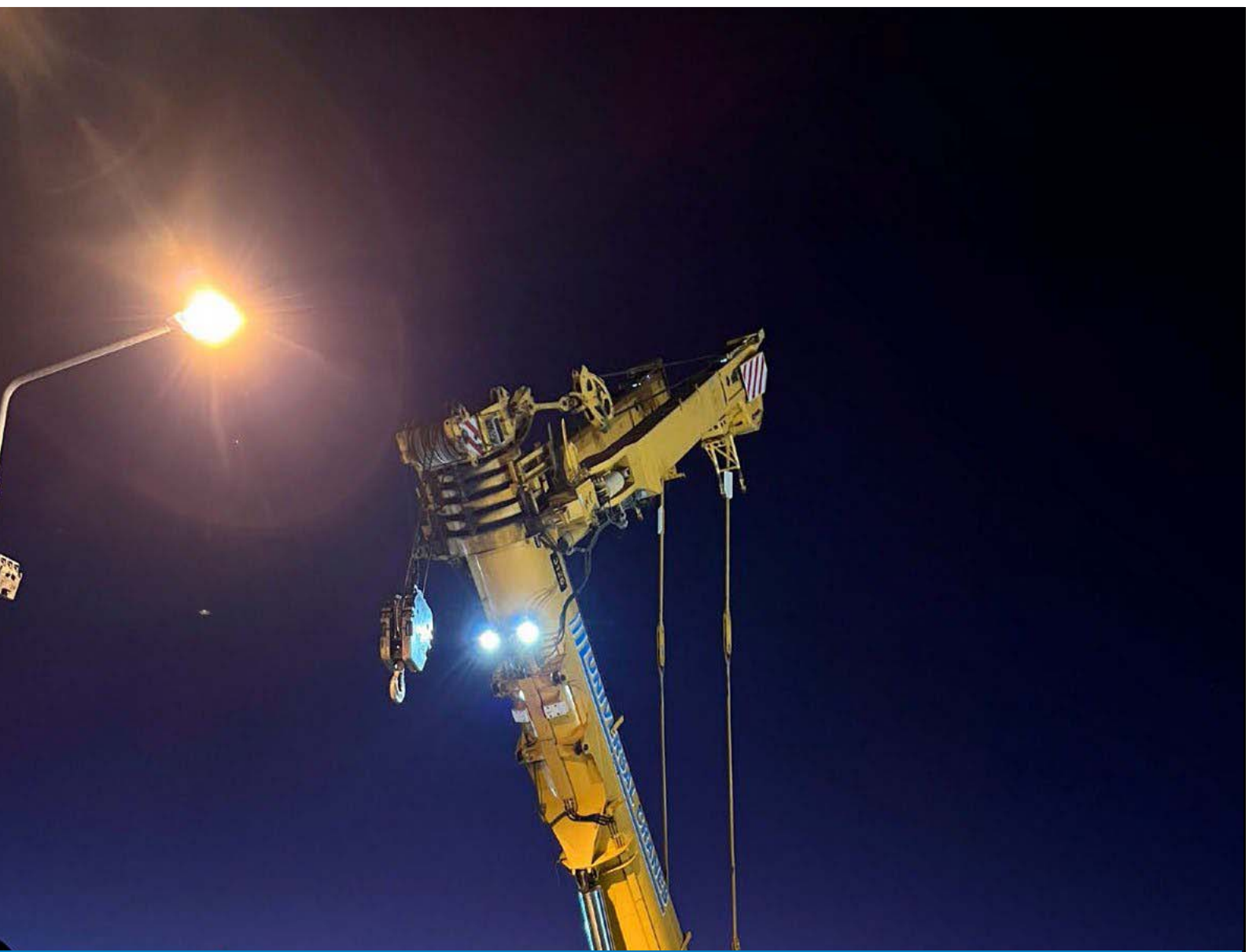


## DOMAIN – INFRASTRUCTURE

LOCATION: MELBOURNE METRO TUNNEL VIC  
SIZE: 33,500M2  
COMPLETION: MID 2022



Anzac Station has been designed as a 'pavilion in the park' – an integrated public building and landmark that connects seamlessly with surrounding parklands.







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Safety

# WORKPLACE, HEALTH, SAFETY, ENVIRONMENT AND QUALITY

The safety of our people,  
contractors, clients and  
communities is an absolute  
priority.



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## INTEGRATED MANAGEMENT SYSTEM

At **Stonehenge**, we put the safety of our people, contractors, clients, and communities first.

Our management systems comply with ISO 45001: 2018 (Safety Management System), ISO 14001: 2015 (Environmental Management System) and ISO 9001: 2015 (Quality Management Systems) accreditation levels showcasing our commitment to meeting the highest international standards in our industry on every project.

We partner with subcontractors who share our commitment to safety and quality and operate with the same objective of “getting it right the first time”. This approach enables our projects to achieve their quality benchmarks, ensuring client satisfaction and delivering buildings efficiently and to our contractual obligations.

This is matched by a culture of quality, safety and environmental (QSE) excellence that exceeds industry benchmarks. This is achieved through best-practice systems and procedures and instilling a strong safety culture within our own project teams and our subcontractors.



Our services are underpinned by values and goals for delivering excellence in Quality Assurance and Workplace Health and Safety, along with minimal impact on the environment and community.

**Stonehenge** operates an integrated QSE Management System focused on delivering best practice service to our stakeholders and interested parties, and

we undertake this to provide confidence in our business operations, products, and services.

The Group's QSE system is regularly reviewed and improved and has been developed in consultation with Innovative's leadership team and stakeholders including clients, subcontractors, suppliers, and consultants that we regularly deal with in the provision of our services and product to clients.

The integrated system comprises a QSE manual that is underpinned by various plans and procedures for compliance concerning Quality, Safety and Environment. Such documents, procedures and forms establish the methodology for managing Workplace Health and Safety, Quality Assurance and the Environment within the projects and the surrounding community.

The system also meets the statutory and regulatory requirements that apply to the Group and aims to achieve standards well above the minimum legislative standards currently set by the KSA Government.





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